

NOTICE OF APPLICATION

City of Liberty Lake Planning & Building Services (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at <http://www.libertylakewa.gov/196/Public-Notices>. Questions may be directed to the Project Coordinator listed below.

Proposal File #: PRJ2017-0011 **Zoning:** I (Light Industrial)

Proposal: Liberty Lake RV Campground

Proposal Description: Construction of a 120 space RV campground with a clubhouse, restrooms, garage, playground, and other improvements

Site Address: 22751 E. Appleway Ave., Liberty Lake WA 99019

General Location: N. of Appleway Ave., S. of Knox Ave., W. of Madson St. (Parcel 55105.9117)

Abbreviated Legal Description - Section: 10 **Township:** 25N **Range:** 45E

Owner: Douglass Properties, LLC **Phone:** 509-483-6532

Applicant: Lanzce Douglass **Phone:** 509-483-6532

Application Date: 6/30/17 **Determination of Completeness Issued:** 7/28/17

Notice of Application Issued: 8/9/17 **Comment Deadline:** 4pm, 8/23/17

City of Liberty Lake Permits Included in Application: City Grading, Building, and Approach / ROW Permits will need to be issued prior to beginning construction.

Other Permits: Liberty Lake Sewer and Water District permits & approval, WA State Department of Health permits & approvals, WA State Dept. of Ecology (DOE) permits & approvals, Spokane Clean Air permits & approvals, WA State Dept. of Labor & Industries permits & approvals, Spokane Regional Health District permits & approvals, and Avista permits & approvals may be needed prior to issuance of City Grading or Building Permits, or prior to any construction.

Required & Existing Studies: A SEPA Checklist and sight distance, trip generation, traffic count, and level of service analysis dated 2/23/16 was previously submitted for Conditional Use Permit 2015.CU0002.

Environmental Review: SEPA review was previously completed and a Mitigated Determination of Nonsignificance (MDNS) was issued for Conditional Use Permit 2015.CU0002.

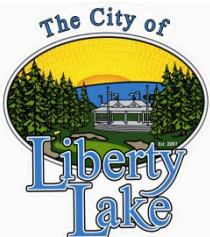
Development Regulations: City of Liberty Lake Development & Building Codes, Liberty Lake Engineering Design Standards, and Standards for Water and Sewer Construction are the primary City regulations applicable to the site.

Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

Public Hearing: As a Type I Project Permit, this action **is not** subject to a future public hearing.

REVIEW AUTHORITY: PROJECT COORDINATOR: Amanda Tainio, Planning & Building Services Manager



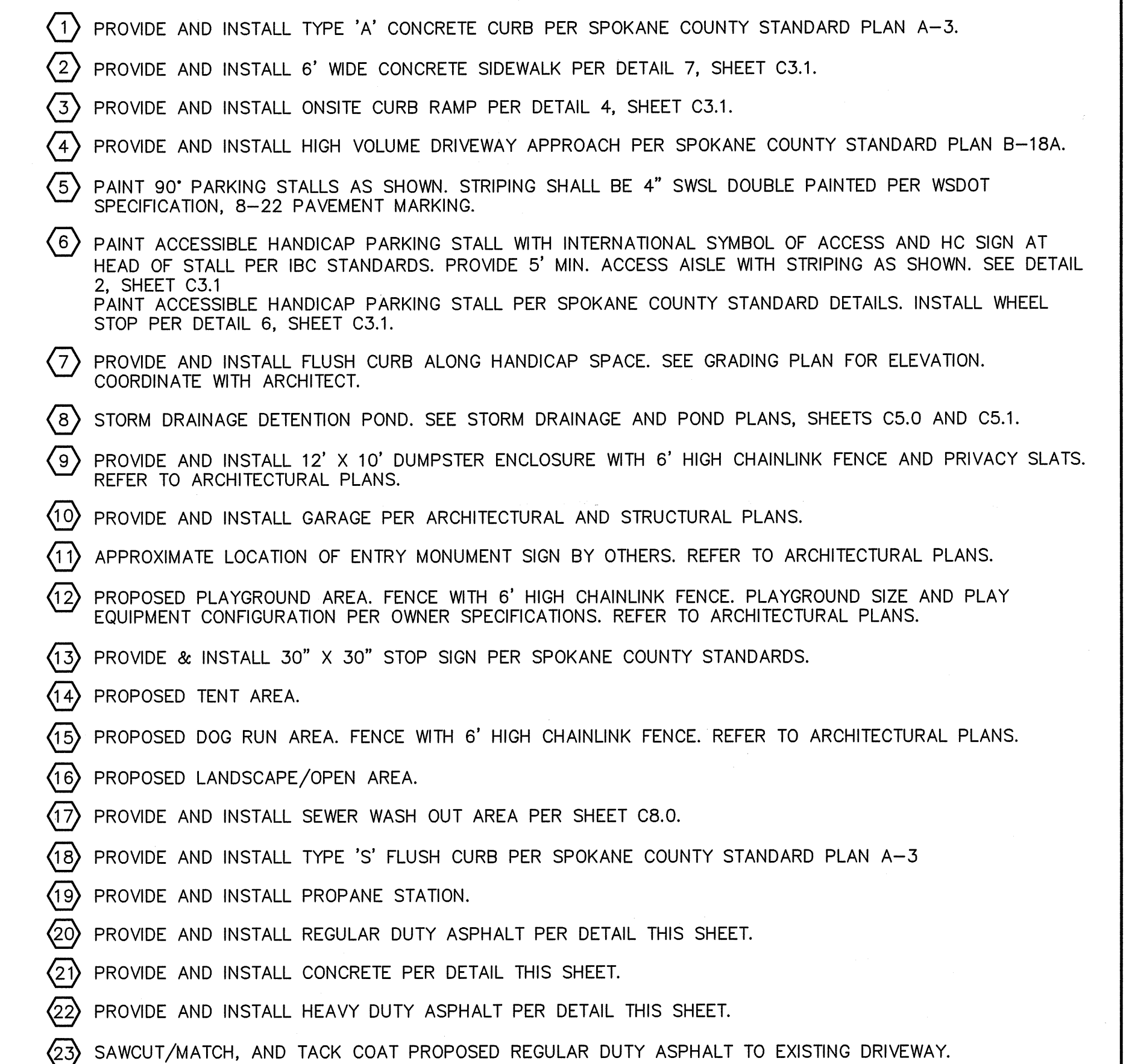
Planning & Building Services

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6700, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: August 9, 2017

Signature: Amanda Tainio

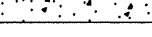





The diagrams illustrate three different pavement cross-sections:

- Regular Duty:** Consists of a 2" H.M.A. CLASS 1/2" top layer, a 6" C.S.T.C. middle layer, and an ASPHALT HMA 1/2" TYPE PAVEMENT bottom layer. A gravel base is shown below the bottom layer, with a vertical dimension line indicating the gravel base thickness "VARIES".
- Portland Cement Concrete:** Consists of a 6" C.S.T.C. top layer, a 6" PCCP middle layer, and an ASPHALT HMA 1/2" TYPE PAVEMENT bottom layer. A gravel base is shown below the bottom layer, with a vertical dimension line indicating the gravel base thickness "VARIES".
- Heavy Duty:** Consists of a 10" C.S.T.C. top layer, a 4" PCCP middle layer, and an ASPHALT HMA 1/2" TYPE PAVEMENT bottom layer. A gravel base is shown below the bottom layer, with a vertical dimension line indicating the gravel base thickness "VARIES".

****NOTE: IF THESE SECTIONS DIFFER FROM THE SITE GEOTECHNICAL RECOMMENDATION, THEN THE CONTRACTOR SHALL USE THE THICKER SECTION.**

SCALE: NOT TO SCALE

	PCC CONCRETE
	DRAINAGE/POND AREA
	REGULAR DUTY ASPHALT
	HEAVY DUTY ASPHALT

SCALE: 1" = 60'

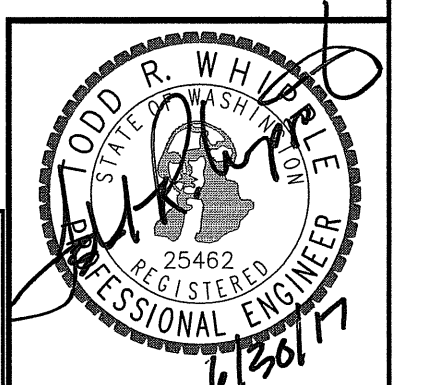
PROJ #:	15-1527
DATE:	06/29/17
DRAWN:	TEW
REVIEWED:	TRW

<input checked="" type="checkbox"/>	CIVIL
<input type="checkbox"/>	STRUCTURAL
<input type="checkbox"/>	SURVEYING
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<input type="checkbox"/>	LANDSCAPE
<input type="checkbox"/>	OTHER



**LIBERTY LAKE RV PARK
SITE PLAN
APPLEWAY AVENUE
LIBERTY LAKE, WA**

PLANS
NOT APPROVED
BY AGENCY



SHEET
C3.0

OB NUMBER
5-1527